

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, March 10, 2020

The Plan Commission meeting was called to order by Chairman O'Connor at 6:01 p.m.

COMMISSION MEMBERS PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter, and Fred Yoerg.

COMMISSION MEMBERS ABSENT. Frank Rhoades and Kurt TeWinkel.

STAFF MEMBERS IN ATTENDANCE. Emily Boles, David Gray and Tiffany Weiss.

OTHERS PRESENT. Amy Berg, Todd Zwiefelhofer, Peter Norvold, Angela Norvold, and Jim Webber.

Discussion and possible action on February 25, meeting minutes. Motion by Casanova, seconded by Yoerg to approve the minutes of the February 25, 2020 Plan Commission meeting. All Ayes (4). Motion Carried.

**PUBLIC HEARINGS.** None.

**NEW BUSINESS.**

Discussion and possible action on final development plans for First State Bank and Trust at 680 Annabelle Way. Weiss reviewed the staff report. Potter arrived at 6:03 p.m. Motion by Casanova, seconded by Yoerg to approve the final development plans with the following conditions:

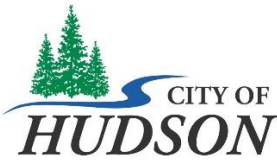
1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Common Council.
3. Property owner must obtain final development plan approval from the Common Council.
4. Refuse and recycling shall be stored inside the building and set out based on a pick-up schedule.

Discussion: Yoerg requested more details on landscaping and renderings be presented. Weiss noted that a landscape plan was included in the plans and berming would be added between the bank driveways. Morrisette requested that traffic information be provided with development plans in the Bella Rose development. All ayes (5). Motion carried.

Discussion and possible action on recommending the Common Council set a public hearing date for a zoning map amendment from B-2, General Business, to RM-2, Multiple Family Residential, and a comprehensive plan amendment from general commercial to medium density residential at 2408 and 2416 Monetary Boulevard – Turningpoint for Victims of Domestic Abuse Inc.

Weiss reviewed the staff report including the rezoning request and proposed development. Yoerg asked how the applicant was going to address safety concerns posed by the wetland area. Amy Berg, Turningpoint representative, said the facility would be monitored by cameras. She also stated that their current facility in River Falls was fenced in and something similar would likely be constructed on the property.

O'Connor asked for details of their current facility. Berg stated that the River Falls building currently has eight rooms and can accommodate up to 21 people. The proposed Hudson facility would hold approximately 25 individuals. O'Connor expressed concerns for perpetrators who initiated the domestic violence in the neighborhood. Berg confirmed that this has not been an issue at the River Falls facility. Morrisette asked if the current facility is full. Berg stated yes, it is at full capacity.



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Motion by Potter, seconded by Casanova to recommend the Common Council set a public hearing date for the rezoning application. Discussion: Discussion was held regarding notification to neighboring properties and future expansion. Berg notes that extreme growth of Turningpoint would need to occur for any expansion. Berg reviewed the concerns and Turningpoint responses brought up at the neighborhood meeting. All ayes (5). Motion carried.

Discussion and possible action on a Downtown Design Review for 18 Buckeye Street – St. Croix Sailing School. Motion by Potter, seconded by Yoerg to approve the Downtown Design Review Certificate for Saint Croix Sailing School to place an A-frame sandwich board sign at the corner of 18 Buckeye Street with the following condition(s):

1. Per Municipal Code §202-6(C)(8)(c): Signage shall be placed so that there is at least 5 continuous feet of sidewalk clear for pedestrian movement.
2. Signage shall not have balloons or other attractors tied to the sign or sign structure.
3. Signage shall only be displayed during weekdays (Monday-Friday) only during the sailing season (June-August) and may be displayed seasonally each year.

All ayes (5). Motion carried.

Discussion and possible action on a Downtown Design Review for 108 Walnut Street – Riverview Dental Clinic Yoerg expressed concerns about pedestrians reaching the sign. Discussion was held regarding sign height and code requirements. Motion by Casanova, seconded by Morrisette to approve the Downtown Design Review Certificate for Riverview Dental Clinic to install a new projecting wall sign with the following condition(s):

1. That all site improvements adhere to all state, federal and local permitting requirements.
2. That the projecting sign itself does not project from the wall more than 4 feet.

All ayes (5). Motion carried.

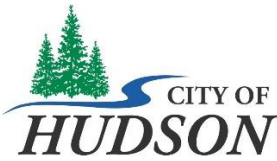
Discussion and possible action on a certificate of compliance for Simply Giggle to operate a day care center and Montessori facility at 1401 Gateway Circle – Simply Giggle Childcare, LLC. Motion by Casanova, seconded by Morrisette to approve the certificate of compliance with the following condition(s):

1. That all site improvements adhere to all state, federal and local permitting requirements.
2. The facility must receive and maintain a family day care license from the Wisconsin Department of Health Services/Department of Children and Families and a copy of the license must be provided to the City of Hudson Community Development Department to be placed on file.
3. Any new signage shall receive a sign permit through the Community Development Department.
4. Applicant must obtain certificate of compliance approval from the Common Council.

All ayes (5). Motion carried.

**OLD BUSINESS.**

Discussion and possible action on an amendment to Municipal Code, Chapter 255, Zoning, to include Short-Term Home Rentals and an amendment to Municipal Code, Chapter 140, Housing Standards, to update the definition and requirements for Rooming Houses.



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Weiss reviewed the updates to the proposed short-term rental code. She said that only one type of license would be required regardless of the type of short-term rental (hosted, un-hosted, or bed-and-breakfast). Weiss noted that the code outlines a process for license revocation and for filing complaints. David Gray, Building Inspector, highlighted that the City attorney is directing the code be removed from the zoning section and would permit the city clerk to issue licenses. He noted that the Plan Commission and Common Council would not be reviewing the applications; however, many standards previously proposed for conditional use permit review would be used in the licensing process. Gray reviewed a portion of the license performance standards. Discussion was held regarding the requirement of the owner being within 30 miles during rental. Plan Commission members Casanova and Morrisette noted that it may need updated to include to a property manager or designee as well. Discussion was held regarding property value of the surrounding neighbors as well as frequent rentals. Gray stated that the city cannot prohibit rental of short-term or long-term rentals of dwelling units. Staff will bring a final draft to the upcoming meeting.

**COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.** None.

**ADJOURNMENT.**

Motion by Casanova, seconded by Yoerg to adjourn at 6: 31 p.m. All ayes (5). Motion carried.

Respectfully submitted,  
Emily Boles, Acting Secretary